

Zoning Use List – List of Proposed Changes

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KEY: P = Permitted by right P/CUP = Permitted by right, CUP = Conditional Use Permit
CUP if residentially adjacent
AUP = Administrative Use Permit c.e.b. = completely enclosed building

Zones:	C-2	Commercial Limited Business Zone
	C-3	Commercial General Business Zone
	C-4	Commercial Unlimited Business Zone
	M-1	Limited Industrial Zone
	M-2	General Industrial Zone
	MDM-1	Media District Industrial Zone
	MDC-2	Media District Limited Commercial Zone
	MDC-3	Media District General Business Zone
	MDC-4	Media District Commercial/Media Production Zone
	NB	Neighborhood Business Zone
	GO	Garden Office Zone
	RC	Rancho Commercial Zone
	C-R	Commercial-Recreational Zone
	RBP	Rancho Business Park Zone
	BCC-1	Burbank Center Commercial Retail Professional Zone
	BCC-2	Burbank Center Commercial Limited Business Zone
	BCC-3	Burbank Center Commercial General Business Zone
	BCCM	Burbank Center Commercial Manufacturing Zone
	MPC-1	Magnolia Park Commercial Retail Professional Zone
	MPC-2	Magnolia Park Commercial Limited Business Zone
	MPC-3	Magnolia Park Commercial General Business Zone
	OS	Open Space Zone
	AP	Airport Zone
	RR	Railroad Zone
	AD	Auto Dealership Zone

CURRENTLY: Not Permitted
PROPOSED: Permitted By-Right

New Use	Uses to be combined into new use	Zones Affected	Staff Comments
LIBRARY	Library	RC	Municipal libraries are allowed in the RC zone by-right, but other libraries were not. Staff believes that there is little difference in terms of land use impacts between a municipal library and a privately owned one and proposes to allow them by-right as well.
AMUSEMENT/RECREATION - COMMERCIAL	Amusement enterprise	C-R	The C-R zone is intended for recreational activities that are privately owned, so staff felt it made sense to include these uses.
	Archery range		
	Shooting gallery/range		
	Skating rink – ice or roller		
RETAIL SALES - GENERAL	Antique Shop	GO, C-R	All of these retail uses are currently permitted in a variety of different places. However, given that there is an existing “Retail store/sales” use that is permitted by right in most zones, and since these are all distinctly retail uses with similar land use impacts, staff believed it made sense to consolidate all of these specific forms of retail into one, and provide a definition that would encompass the range of retail uses.
	Appliance Store	NB, GO, RC, C-R, RBP	
	Appliance store, limited to 15,000 sq. ft.	C-2, C-3, C-4, MDC-2, MDC-3, MDC-4, NB, GO, C-R, RBP, BCC-1, BCC-2, BCC-3, BCCM, MPC-1, MPC-2, MPC-3	
	Awning shop	MDC-2, MDC-3, MDC-4, GO, C-R, BCC-1, MPC-1	
	Bakery	GO	
	Beauty supply store	GO, C-R	
	Bicycle and mini-bike sales/incidental repair	GO	
	Burglar alarm sales or service (not incl. automobile alarm systems)	MDC-2, MDC-3, MDC-4, C-R, BCC-1, BCC-3,MPC-1	
	Butcher shop – no slaughtering	GO, C-R, BCC-1, BCCM	
	Camera shop – incidental film developing	GO	
	Clothing store		
	Department store	NB, GO, C-R, RBP	

RETAIL SALES – GENERAL (CONT.)	Drapery shop	GO, C-R	All of these retail uses are currently permitted in a variety of different places. However, given that there is an existing “Retail store/sales” use that is permitted by right in most zones, and since these are all distinctly retail uses with similar land use impacts, staff believed it made sense to consolidate all of these specific forms of retail into one, and provide a definition that would encompass the range of retail uses.
	Dressmaking shop		
	Drugstore	NB, GO, C-R	
	Florist shop	C-R	
	Hardware store	GO, C-R	
	Newsstand	BCC-1, BCC-2, BCC-3, BCCM	
	Newsstand in c.e.b.		
	Pet shop – including grooming	GO, C-R, BCC-1	
	Pet shop – sales only	C-3, C-4, MDC-2, MDC-3, MDC-4, NB, GO, RC, C-R, RBP, BCC-1, BCC-2, BCC-3, BCCM	
	Picture frame store	GO, C-R	
	Recreation-related commercial	C-2, C-3, C-4, MDC-2, MDC-3, MDC-4, NB, GO, RC, C-R, RBP, BCC-1, BCC-2, BCC-3, BCCM, MPC-1, MPC-2, MPC-3	
	Wholesale business – incidental to retail sales	GO, RC	
SECONDHAND STORE	Thrift store	MDC-3, MDC-4, MPC-1, MPC-2	Thrift stores and secondhand stores are similar in terms of business type and land use impact, however the zoning for thrift stores is currently more restrictive than the zoning for secondhand stores. Staff believes that they are similar enough to be consolidated.
WHOLESALE BUSINESS	Bakery - wholesale	GO, RC, RBP	Wholesale bakeries and fish markets have essentially the same land use impacts and any warehousing or storage of food products would be incidental.
	Fish market - wholesale		
	Wholesale business – no warehousing	M-1, M-2	Warehousing is often an accessory function of a wholesaling business. This type of use would not be out of place in the M-1 and M-2 industrial zones.

FARRIER/BLACKSMITH	Blacksmith shop	RBP	The existing “Blacksmith shop” use is proposed to be combined with “Blacksmith – horseshoeing only” (which has been established as a farrier). This would allow both types of uses in the RBP zone, which allows for restricted light manufacturing, among other uses.
OFFICES – BUSINESS OR PROFESSIONAL	Employment agency	NB, C-R, RBP	Staff determined that an employment agency could function similarly to a professional office and believes that allowing them by-right in these zones would be consistent with the intent of the zones.
	Studio – art and graphic arts	M-1, M-2	Art studios and graphic arts studios were previously classified under the “Media Related” category, however staff believes they function similarly to a professional office, and therefore can be consolidated into this use.
OFFICES - MEDICAL	Clinic – dental	NB, GO, RC, C-R, RBP	Staff has created a definition for medical offices that includes on-site, same-day patient care. Staff believes that since medical offices are already permitted by-right in these locations, these uses would be consistent with the intent of the zones.
	Clinic – medical		
	Laboratory – X-ray, treatment, or clinic	MDC-4, NB, RC, C-R, BCC-1, MPC-1	
PERSONAL SERVICES	Dry cleaning agency – no on-site dry cleaning	C-3, C-4, MDC-2, MDC-3, MDC-4, RC, RBP, BCC-1	Dry cleaning agencies that only accept garments (but do not wash clothes on-site) do not have the same impacts as a full-scale dry cleaner or laundry facility. Therefore staff believes they are more like a personal service.

PERSONAL SERVICES (CONT.)	Laundry agency – no washing	C-R, BCC-1	Similarly, a laundry agency that only accepts garments (but does not wash them on-site) does not function the same as a full-scale laundry plant, and is more of a personal service-type business.
	Laundromat	NB, GO, C-R, BCC-1, MPC-1	Laundromats are considered to be a personal service because the owner of the clothing is responsible for washing and drying them, and no dry-cleaning is done on-site. Staff believes it is appropriate to allow them as by-right uses in these zones.
	Payroll check-cashing service	NB, GO, RC, C-R, RBP	Staff considers check-cashing services as a personal service establishment, and noted that similar services are permitted by-right in these zones. As such, staff proposes to allow them by-right for consistency.
	Photographer	C-R	Staff noted that a variety of other personal service uses were already permitted by-right in this zone, and is proposing to allow this use by-right as well for consistency.
PROFESSIONAL SUPPORT SERVICES	Engraver	M-2	Staff believes that all of these uses typically provide other businesses with services, and could be consolidated into one use.
	Janitorial service		
	Messenger service		
	Photocopy service, w/ incidental printing		
	Print shop except newspaper printing		
	Sign painting shop – in c.e.b.		
REPAIR AND MAINTENANCE SERVICES - ON-SITE	Welding service – in c.e.b.	BCCM	The BCCM zone allows for light industrial uses, so this use is believed to be consistent with the intent of that zone.

OTHER	Taxidermist	M-1, M-2, BCC-2	Staff noted that there were existing taxidermy businesses located in these zones, and believes that this use would be consistent with the intent of the M-1, M-2, and BCC-2 zones.
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CURRENTLY: Not Permitted
PROPOSED: Permitted By-Right, but:

**AUP required if residentially adjacent
and less than 3.3 parking spaces per 1000 sq. ft.**

OR

CUP required if any single room is greater than 1000 sq. ft.

New Use	Uses to be combined into new use	Zones Affected	Staff Comments
STUDIO – BROADCASTING, RECORDING, OR REHEARSAL	Studio – rehearsal – no recording equipment	RC, RBP, BCC-2, BCC-3	Staff believes that a broadcasting, recording, or rehearsal studio is consistent the intent of each of these zones.
STUDIO – MOTION PICTURE	Motion picture studio – no outdoor sets	MDM-1	Staff believes that sound stages are an integral part of motion picture studios and would not be out of place in the MDM-1 zone.
	Sound stage		

CURRENTLY: Not Permitted
PROPOSED: Permitted By-Right (CUP if residentially adjacent)

New Use	Uses to be combined into new use	Zones Affected	Staff Comments
AMUSEMENT/RECREATION - COMMERCIAL	Amusement enterprise – in c.e.b.	BCCM	All of these recreational uses are commercial in nature and are believed to fit with the intent of the BCCM zone. They would still require a CUP if residentially adjacent, to mitigate any impacts.
	Archery range – in c.e.b.		
	Shooting gallery/range – in c.e.b.		
	Skating rink – ice or roller		
	Tennis court		
PLACES OF ASSEMBLY	Auction – in c.e.b.	MDC-2, MDC-3, MDC-4, RC, C-R	Staff noted that a variety of other “places of assembly” uses were permitted in these zones, whether by-right or with a CUP. For consistency, staff is proposing to allow these uses by-right, but with a CUP if residentially adjacent, in these zones.
	Church	C-R	
	Club - nonprofit	BCC-1	
	Theater – drive-in	C-2, C-3, MDC-2, MDC-3, MDC-4, RC, C-R, BCC-1, BCC-2, BCC-3, BCCM, MPC-2, MPC-3	

PLACES OF ASSEMBLY (CONT.)	Theater, outdoor	C-2, C-3, C-4, RC, MPC-2, MPC-3	Similar to drive-In theaters, outdoor theaters are proposed to be permitted in more zones as a result of being consolidated with like uses, but would have difficulty locating in most of these parcels due to size constraints.
	Wedding Chapel	RC, C-R	In the process of consolidation, staff noted that other similar “places of assembly” uses were permitted in these zones, either by-right or with a CUP. Therefore for consistency, staff is proposing to allow this use by-right (with a CUP if residentially adjacent).
BUILDING MATERIAL SALES	Building material sales – in c.e.b.	M-1, M-2	Staff determined that other building material sales uses were permitted in these zones; therefore for consistency, staff is proposing to allow this use by-right (with a CUP if residentially adjacent).
WHOLESALE BUSINESS	Bakery – wholesale	BCCM	Staff noted that some wholesale businesses were already permitted in these zones, either by-right or with a CUP; therefore for consistency, staff is proposing to allow these uses by-right (with a CUP if residentially adjacent).
	Wholesale business – no warehousing	C-4, BCCM	
ANIMAL SERVICES	Animal grooming	M-1, M-2	In the process of consolidation, staff noted that some of these uses were permitted in these zones either by-right or with a CUP; others were prohibited. Staff feels that these uses fit the intent of these zones and are appropriate for these locations. Therefore staff proposes that these uses be permitted by-right (or with a CUP if residentially adjacent).
	Animal hospital	C-2, MDC-2, MDC-3, MDC-4, NB, RC, BCC-3	
	Animal hospital – overnight care, no boarding	C-2, M-1, M-2, MDC-2, MDC-3, MDC-4, RC, RBP	

FARRIER/BLACKSMITH	Blacksmith – horseshoeing only	M-1, M-2	Farriers are proposed to be consolidated with blacksmiths since part of their work includes the heating and manipulation of metal horseshoes. This consolidation would allow them to operate in the M-1 and M-2 industrial zones where they were previously prohibited.
LAUNDRY/DRY CLEANING SERVICES	Dry cleaners	M-1, M-2	In the process of consolidation, staff noted that some of these uses were permitted in these zones, either by-right or with a CUP, while others were prohibited. Staff believes that the uses each fit the intent of these zones and are appropriate for these locations. Therefore staff proposes to allow these uses by-right (or with a CUP if residentially adjacent).
	Dry cleaning plant	C-2, MDC-2, RC, MPC-3	
	Laundry	C-2, MDC-2, RC	
PROFESSIONAL SUPPORT SERVICES	Bookbinding	NB, GO, BCC-1	In the process of consolidation, staff noted that some of these support service uses were permitted in these zones, either by-right or with a CUP, while others were prohibited. Staff believes that the uses each fit the intent of these zones and are appropriate for these locations. Therefore staff proposes to allow these uses by-right (or with a CUP if residentially adjacent).
	Blueprinting	NB, RC, BCC-1	
	Engraver	M-1, GO, BCC-1	
	Janitorial service	M-1, BCC-1	
	Laboratory – dental or medical	NB, GO, RC, BCC-1	
	Messenger service	M-1	
	Parcel delivery service	NB, GO, RC, BCC-1	
	Print shop	C-2, C-3, C-4, MDC-2, MDC-3, MDC-4, NB, GO, RC, RBP, BCC-1, BCC-2, BCC-3, MPC-2, MPC-3	
	Print shop except newspaper printing	M-1, GO, BCC-1	
	Sign painting shop – in c.e.b.	M-1, NB, GO, RC, BCC-1	

REPAIR AND MAINTENANCE SERVICES – ON-SITE	Computer service center	M-1, M-2	In the process of consolidation, staff noted that some on-site repair service uses were permitted in these zones, either by-right or with a CUP, while others were prohibited. Staff believes that the uses each fit the intent of these zones and are appropriate for these locations. Therefore staff proposes to allow these uses by-right (or with a CUP if residentially adjacent).
	Electric or electronic equipment or appliances repair – incidental sales		
	Fix-it shop		
	Shoe repair shop	M-1, M-2, RBP	
	Upholstery shop	MDC-2, MDC-3, MDC-4, RC	
	Welding service – c.e.b.	C-2, M-1, M-2, MDC-2, MDC-3, MDC-4, NB, RC, BCC-2, BCC-3, MPC-2, MPC-3	
REPAIR AND MAINTENANCE SERVICES – OFF-SITE	Appliance repair – incidental sales	M-1, M-2	In the process of consolidation, staff noted that some off-site repair service uses were permitted in these zones, either by-right or with a CUP, while others were prohibited. Staff believes that the uses each fit the intent of these zones and are appropriate for these locations. Therefore staff proposes to allow these uses by-right (or with a CUP if residentially adjacent).
	Automobile towing	MDC-2, MDC-3, MDC-4, NB, RBP, BCC-3, MPC-2	
	Heating, ventilation and AC equipment sales or service	M-1, M-2, MDC-2, MDC-3, MDC-4, NB, MPC-2, MPC-3	
	Pest Control	C-2, MDC-2, MDC-3, MDC-4, NB, RBP, BCC-3, MPC-2	
	Plumbing service	M-1, M-2	
	Refrigeration installation & service – incidental sales	MDC-2, MDC-3, MDC-4, NB, MPC-2	
STUDIO – MOTION PICTURE	Motion picture studio	C-3, C-4, MDC-3, MDC-4,	Staff noted that motion picture studios with no outdoor sets were allowed in these zones, while those with outdoor sets were not. As a way to consolidate these uses and still provide a method to mitigate any undesirable land use impacts, staff is proposing to allow this use by-right, but require a CUP if residentially adjacent.

EQUIPMENT RENTAL - HEAVY	Truck rental – including tractor and trailer	BCCM	In the process of consolidation, staff realized that this use should be classified under Equipment Rental – Heavy, due to the nature of this business. Other uses in this classification are permitted by-right (with CUP if residentially adjacent), so for consistency, staff is proposing the same permitting for this use.
EQUIPMENT RENTAL - LIGHT	Equipment rental – light, no trucks	M-1, M-2	In the process of consolidation, staff realized that this use fits the intent of the M-1 and M-2 zones, even though it was previously not permitted. As such, staff suggests that this use should be permitted by-right (or with a CUP if residentially adjacent).
FREIGHT TERMINAL/YARD	Freight terminal or yard	M-1	In the process of consolidation, staff noted that a similar use, “Trucking yard or terminal”, was already permitted by-right (with CUP if residentially adjacent) in this zone. Staff recommends allowing this use with the same permission for consistency.
VEHICLE SERVICE & REPAIR	Automobile detailing – in c.e.b.	C-4, M-1, M-2, BCCM	Staff noted that a variety of other auto repair uses were already allowed in these zones, while these uses were not. Staff believes they are similar enough to be allowed by-right, but would require a CUP if residentially adjacent.
	Automobile parts and accessories – in c.e.b. (incl. Audio/alarm systems installation)	M-1, M-2	
	Automobile top shop/upholstery – in c.e.b.		

VEHICLE DEALER – NEW AND USED	Automobile dealer – new car sales only (used car sales, automobile repair, retail, & restaurants serving dealership only – incidental thereto)	C-3, C-4, M-1, M-2, BCCM	In the process of consolidation, staff noted that similar vehicle sales uses, were already permitted by-right (with CUP if residentially adjacent) in this zone. Staff determined that these uses are also vehicle sales, and therefore proposes allowing these uses with the same permission in order to be consistent.
	Moped or motor scooter dealer – including service, repair & testing in c.e.b.	M-1, M-2, BCCM	
	Truck dealer - used	C-3	
VEHICLE RENTAL	Truck rental – except tractor and trailer	M-1, M-2, MDC-4	Staff noted that a similar use, Automobile Rental, is permitted in these zones by-right (with a CUP if residentially adjacent). Therefore, for consistency, staff is proposing to allow this use with the same permission in these zones.

CURRENTLY: Not Permitted
PROPOSED: CUP Required

New Use	Uses to be combined into new use	Zones Affected	Staff Comments
HOTEL/MOTEL	Motel	MPC-1	Staff believes that a motel use is appropriate in this zone, however a CUP is recommended since all MPC-1 parcels are residentially adjacent. A CUP will allow the City to place conditions of approval to help mitigate adverse impacts.
AMUSEMENT/RECREATION - COMMERCIAL	Amusement enterprise – in c.e.b.	MDC-2, MDC-3, MDC-4, BCC-1, BCC-2, BCC-3, AP, RR	Through the process of consolidation, staff determined that these uses are all forms of commercial recreational business, and would fit with the intent of each of these zones. Staff recommends that they be permitted with a CUP, in order to help mitigate any potential land use impacts such as additional traffic or noise.
	Amusement enterprise	C-2, C-3, C-4, M-1, M-2, RC, MPC-1, MPC-2, MPC-3, AP, RR	
	Archery range	C-2, C-3, C-4, MDC-2, RC, BCC-1, BCC-2, BCC-3, MPC-1	
	Archery range – in c.e.b.	C-2, M-1, M-2, MDC-2, MDC-3, MDC-4, RC, BCC-1, BCC-2, BCC-3, MPC-1, MPC-2, MPC-3, AP, RR	
	Batting cages	C-2, M-1, M-2, MDC-2, MDC-3, MDC-4, RC, BCC-1, BCC-2, BCC-3, MPC-1, MPC-2, MPC-3, AP, RR	
	Bowling alley	C-2, MDC-2, RC, BCC-1, BCC-2, MPC-1, MPC-2, MPC-3	
	Carnival or circus	C-2, MDC-2, MDC-3, MDC-4, RC, BCC-1, BCC-2, MPC-1, MPC-2, MPC-3	
	Golf course - miniature	M-1, M-2, MDC-2, MDC-3, MDC-4, RC, BCC-1, BCC-2, MPC-1, MPC-2, MPC-3, AP, RR	
	Handball courts	BCC-1, BCC-2, BCC-3, MPC-1	
	Playlot, outdoor – in conjunction with eating establishment	MDC-2, MDC-3, MDC-4, RC	

AMUSEMENT/RECREATION – COMMERCIAL (CONT.)	Racquetball courts	BCC-1, BCC-2, BCC-3, MPC-1	Through the process of consolidation, staff determined that these uses are all forms of commercial recreational business, and would fit with the intent of each of these zones. Staff recommends that they be permitted with a CUP, in order to help mitigate any potential land use impacts such as additional traffic or noise.
	Shooting gallery/range	C-2, MDC-2, MDC-3, MDC-4, RC, BCC-1, BCC-2, MPC-1, MPC-2, MPC-3	
	Shooting gallery/range – c.e.b.	C-2, C-3, C-4, M-1, M-2, MDC-2, MDC-3, MDC-4, RC, BCC-1, BCC-2, BCC-3, MPC-1, MPC-2, MPC-3, AP, RR	
	Skating rink – ice or roller	C-2, C-3, C-4, RC, BCC-1, BCC-2, BCC-3, MPC-1, MPC-2, MPC-3	
	Skating rink – ice or roller – in c.e.b.	M-1, M-2, MDC-2, MDC-3, MDC-4, RC, BCC-1, BCC-2, BCC-3, MPC-1, AP, RR	
	Swimming pool - commercial	M-1, M-2, RC, BCC-1, MPC-1, AP, RR	
	Tennis court	C-2, C-3, C-4, M-1, M-2, MDC-2, MDC-3, MDC-4, RC, BCC-1,BCC-2, BCC-3, MPC-1	
PLACES OF ASSEMBLY	Auction – in c.e.b.	MPC-1, AP, RR	Staff believes that these uses would be appropriate for these zones, but proposes to require a CUP to help mitigate any potential land use impacts.
	Auditorium, labor union meeting hall, lodge hall		
	Church	AP, RR	
	Club - nonprofit		
	Dance hall – in c.e.b.	MPC-1	
	Theater – drive-in	AP, RR	
	Theater – not drive-in	MPC-1, AP, RR	
	Theater, outdoor	AP, RR	
SPORTS ARENAS & FIELDS	Automobile maneuvering event – auto & cycle racing	C-4, C-R, BCCM	Staff believes that while these uses would be appropriate for these zones, they could potentially generate significant land use impacts and should require a CUP.
	Boxing arena – in c.e.b.	M-1, M-2, AP, RR	
	Sports arena/athletic field	C-4, BCCM	
BUILDING MATERIAL SALES	Building material sales	C-4	Staff noted that most of these uses are already permitted in these zones with a CUP, and proposes to allow them all with a CUP to improve consistency within the Zoning Use List.
	Building material sales – in c.e.b.	AP, RR	
	Home Center		

RETAIL SALES - GENERAL	Art gallery	OS (only if part of a recreational use)	These uses would only be permitted with a CUP in the Open Space (OS) zone if they are incidental to a recreational use, such as a public park, golf course, or other permitted use.
	Antique shop		
	Appliance store		
	Appliance store, limited to 15,000 sq. ft.		
	Art shop		
	Awning shop		
	Bakery		
	Beauty supply store		
	Bicycle and mini-bike sales/incidental repair		
	Book store		
	Burglar alarm sales or service (not incl. automobile alarm sales)		
	Butcher shop – no slaughtering		
	Camera shop – incidental film developing		
	Clothing store		
	Department store		
	Drapery shop		
	Dressmaking shop		
	Drugstore		
	Florist shop		
	Hardware store		
	Newsstand		
	Newsstand – in c.e.b.		
	Pet shop – including grooming		
	Pet shop – sales only		
	Picture frame store		
	Retail store/sales		
	Wholesale business – incidental to retail sales		

SECONDHAND STORE	Thrift Store	C-2, MDC-2, BCC-2	Staff believes that the differences between a secondhand store and thrift store are minimal and proposes to allow thrift stores to operate in the same zones and with the same permitting requirements as secondhand stores by consolidating them into one use.
WHOLESALE BUSINESS	Wholesale business, no warehousing	C-3, AP, RR	Staff observed that other wholesale retail uses were already permitted with a CUP in these zones, and proposes to allow this use there with the same permitting requirements in order to improve consistency within the Zoning Use List.
ANIMAL SERVICES	Animal grooming	AP, RR	Through the process of consolidation, staff noted that other animal care uses required a CUP in these zones, and proposes to allow these uses with the same requirements, in order to improve consistency within the Zoning Use List.
	Animal hospital, overnight care, no boarding	MPC-1, MPC-2, MPC-3, AP, RR	
	Animal Hospital	MPC-1	
FARRIER/BLACKSMITH	Blacksmith – horseshoeing only	AP, RR	Staff noted that blacksmith shops were already allowed in these zones with a CUP, and proposes to allow farriers there with a CUP as well in order to improve consistency within the Zoning Use List.
HOSPITAL	Health facilities for inpatients & outpatients – psychiatric care treatment	MPC-2	In the process of consolidating uses, staff noted that hospital uses are already allowed in MPC-2 with a CUP, therefore staff believes that allowing this use would improve consistency within the Zoning Use List.

HOSPITAL (CONT.)	Hospital (in existence before Jan 1, 1991)	C-2, C-3, C-4, M-1, MDC-2, MDC-3, MDC-4, BCC-2, BCC-3, BCCM, MPC-2, MPC-3, AP, RR	Staff believes that this use can be consolidated with the existing Hospital use, since it specifically applies to Providence St. Joseph hospital.
LAUNDRY/DRY CLEANING SERVICES	Dry cleaners	RBP, AP, RR	Staff noted that other laundry and dry cleaning facilities were already permitted with a CUP in these zones and proposes to allow this use to operate there as well, with the same permit requirements.
	Dry cleaning plant	MPC-2	Staff observed that dry cleaning facilities were already permitted to operate with a CUP in this zone and believes that allowing these uses to operate with the same requirements would still fit the intent of the zone and would make the Zoning Use List more consistent.
	Laundry		
OFFICES – BUSINESS OR PROFESSIONAL	Studio – art and graphic arts	AP/RR	Staff noted that other office uses were permitted to operate in these zones with a CUP and, since it was determined that this use functions similarly to a professional office, proposes to allow this use to operate there as well.
OFFICES – MEDICAL	Clinic - dental	MDM-1	The MDM-1 use is primarily intended for both medical and media uses, as well as limited commercial and industrial uses. Therefore, staff believes that these uses fit with the intent of the zone and proposes to allow them to operate with a CUP.
	Clinic – medical		
	Laboratory – X-ray, treatment, or clinic		
PERSONAL SERVICES	Barber shop	OS (only if part of a recreational use)	These uses would only be permitted with a CUP in the Open Space (OS) zone if they are incidental to a recreational use, such as a public park, golf course, or other permitted use.
	Beauty salon		
	Dry cleaning agency – no on-site dry cleaning		
	Laundry agency – no washing		

PERSONAL SERVICES (CONT.)	Laundromat	OS (only if part of a recreational use)	These uses would only be permitted with a CUP in the Open Space (OS) zone if they are incidental to a recreational use, such as a public park, golf course, or other permitted use.
	Payroll check cashing service		
	Photographer		
	Shoe shine shop		
PROFESSIONAL SUPPORT SERVICES	Bookbinding	MDM-1, MPC-1	In the process of consolidation, staff noted that several of these uses were permitted in these zones with a CUP, while others were not. Staff determined that these uses would be compatible with the MDM-1 and MPC-1 zones if permitted to operate with a CUP, in order to provide a way to mitigate any potential land use impacts.
	Blueprinting		
	Engraver		
	Janitorial service		
	Messenger service		
	Parcel delivery service		
	Photocopy service, with incidental printing	MDM-1	
	Print shop	MDM-1, MPC-1	
	Print shop except newspaper printing	MDM-1	
	Sign painting shop – in c.e.b.	MDM-1, MPC-1	
REPAIR AND MAINTENANCE SERVICES – ON-SITE	Computer service center	AP, RR	In the process of consolidation, staff noted that other on-site repair services were permitted in these zones, either by-right or with a CUP. For consistency, staff proposes to allow these uses to operate in these zones with a CUP, which will allow the City to attach conditions of approval and help mitigate any potential land use impacts.
	Electric or electronic equipment or appliances repair – incidental sales		
	Fix-it shop		
	Shoe repair shop		
	Upholstery shop	MPC-1	
	Welding service – c.e.b.	MPC-1, AP, RR	
REPAIR AND MAINTENANCE SERVICES – OFF-SITE	Appliance repair – incidental sales	AP, RR	In the process of consolidation, staff observed that many off-site repair uses were permitted in these zones, either by-right or with a CUP. For consistency, staff proposes to allow these uses to operate in these zones with a CUP, which will allow the City to attach conditions of approval and help mitigate any potential land use impacts.
	Automobile towing	BCC-2	
	HVAC equipment sales or service	AP, RR	
	Pest Control	BCC-2	
	Plumbing service	AP, RR	

RESEARCH AND DEVELOPMENT	Laboratory – Experimental or research	MPC-2, MPC-3	Staff noted that other laboratory uses were permitted in these zones with a CUP. For consistency, staff proposes to allow these uses to operate with a CUP which will allow the City to attach conditions of approval and help mitigate any potential land use impacts.
	Laboratory – testing, physical or chemical		
STUDIO – BROADCASTING, RECORDING, OR REHEARSAL	Studio – rehearsal – no recording equipment	BCC-1, MPC-1, MPC-2, MPC-3, AP, RR	In the process of consolidating uses, staff noted that broadcasting and recording studios were already permitted in these zones with a CUP. Therefore staff proposes allowing rehearsal studios to operate in the same zones for consistency.
STUDIO – MOTION PICTURE	Motion picture studio	C-2, MDC-2, RC, RBP, BCC-2, BCC-3, BCCM, MPC-3	In the process of consolidating uses, staff observed that some types of motion picture studio were allowed with a CUP in these zones, while others were not. Staff believes that allowing these uses with a CUP will improve consistency within the Zoning Use List and will allow the City to attach conditions to projects to ensure that any adverse impacts can be mitigated.
	Motion picture studio – no outdoor sets	M-1, M-2, BCCM, AP, RR	
	Sound stage	RC, RBP, BCC-2, BCC-3, MPC-3, AP, RR	
VEHICLE SERVICE & REPAIR	Automobile body or fender repair – in c.e.b.	C-2, BCC-2, BCC-3, MPC-2, MPC-3	Staff noted that other vehicle repair uses were already permitted in these zones with a CUP. For consistency, staff recommends allowing these uses to operate with a CUP as well.
	Automobile detailing		
	Automobile detailing – in c.e.b.	BCC-2, AP, RR	
	Automobile painting	BCC-2, MPC-2	
	Automobile parts and accessories – in c.e.b. (incl. audio/alarm systems installation)	AP, RR	

VEHICLE SERVICE & REPAIR (CONT.)	Automobile top shop/upholstery – in c.e.b.	BCC-2, AP, RR	Staff noted that other vehicle repair uses were already permitted in these zones with a CUP. For consistency, staff recommends allowing these uses to operate with a CUP as well.
VEHICLE DEALER – NEW AND USED	Automobile dealer – new car sales only (used car sales, automobile repair, retail, & restaurants serving dealership only – incidental thereto)	C-2, BCC-3, MPC-2, MPC-3, AP, RR	Staff noted that other vehicle dealer uses were already permitted in these zones with a CUP. For consistency, staff recommends allowing these uses to operate with a CUP as well.
	Boat dealer	MPC-2	
	Mobile home dealer – new and used	C-2, BCC-3, MPC-2	
	Moped or motor scooter dealer – including service, repair & testing in c.e.b.	C-2, BCC-3, MPC-2, MPC-3, AP, RR	
	Motorcycle dealer – including repair or testing	BCC-3, AP, RR	
	Recreational vehicle dealer sales – new and used	C-2, BCC-3	
	Trailer sales	AP, RR	
	Truck dealer - new	C-2, BCC-3	
	Truck dealer - used	C-2, BCC-3, MPC-2, MPC-3	
VEHICLE RENTAL	Truck rental – except tractor and trailer	C-2, MDC-3, AP, RR	Staff noted that auto rental uses are already permitted to operate in these zones with a CUP, and proposes allowing truck rentals to operate with the same permit requirements to improve consistency within the Zoning Use List.

CURRENTLY: Permitted By-Right
PROPOSED: Permitted By-Right (CUP Required if Residentially Adjacent)

New Use	Uses to be combined into new use	Zones Affected	Staff Comments
AMUSEMENT/RECREATION - COMMERCIAL	Golf course - miniature	BCCM	In the process of consolidation, staff determined that some of these uses are typically built in conjunction with other recreational uses as part of larger projects. Other uses such as a miniature golf course could have significant land use impacts to any adjacent residential properties. Thus, staff proposes to require a CUP for these uses only if they are residentially adjacent.
	Handball courts		
	Racquetball courts		
	Skating rink – ice or roller – in c.e.b.		
	Swimming pool – commercial		
PLACES OF ASSEMBLY	Auction – in c.e.b.	C-2, C-3, C-4, BCCM	In the process of consolidation, staff noted that other similar public-assembly type uses required a CUP if they were residentially adjacent. Therefore, staff is proposing that these uses should also require a CUP if residentially adjacent, to improve consistency within the Zoning Use List.
	Church	C-2, C-3, C-4, MDC-3, MDC-4, RC, BCC-1, BCC-2, BCC-3, BCCM, MPC-2, MPC-3	
	Club – nonprofit	C-2, C-3, C-4, MDC-2, MDC-3, MDC-4, RC, C-R, BCC-2, BCC-3, BCCM, MPC-2, MPC-3	
	Theater – not drive-in	C-2, C-3, C-4, MDC-3, MDC-4, RC, C-R, BCC-1, BCC-2, BCC-3, BCCM	
	Wedding Chapel	C-2, C-3, C-4, MDC-2, MDC-3, MDC-4, BCC-2, BCC-3, BCCM	
RETAIL SALES - OUTDOOR	Nursery - plant	C-4	In the process of consolidation, staff felt that plant nurseries in this zone should require a CUP if residentially adjacent, in order to help mitigate potential land use impacts such as customer and delivery traffic.

ANIMAL SERVICES	Animal grooming	C-3, C-4, MDC-2, MDC-3, MDC-4, NB, RC, RBP, BCC-3, BCCM, MPC-2, MPC-3	In the process of consolidation, staff noted that other animal service uses were either not permitted in these zones, or required a CUP. Staff believes that these uses are appropriate for these zones but that a CUP should be required if residentially adjacent, in order to help mitigate any potential land use impacts.
PROFESSIONAL SUPPORT SERVICES	Blueprinting	C-3, C-4, M-1, MDC-3, MDC-4, GO, RBP, BCC-3, BCCM	In the process of consolidation, staff noted that other similar support service uses already required a CUP if residentially adjacent, or required a CUP regardless, in order to operate in these zones. Staff believes that some of these uses could have potentially adverse land use impacts if residentially adjacent, such as increased traffic or noise. Therefore, staff proposes to allow these uses by-right in these zones, unless residentially adjacent (in which case they would require a CUP).
	Engraver	C-3, C-4, MDC-3, MDC-4, NB, RC, RBP, BCC-3, BCCM	
	Janitorial service	C-3, C-4, MDC-3, MDC-4, NB, GO, RC, RBP, BCC-3, BCCM	
	Laboratory – dental or medical	C-2, C-3, C-4, M-1, MDC-2, MDC-3, MDC-4, RBP, BCC-2, BCC-3, BCCM, MPC-2, MPC-3	
	Messenger service	MPC-2, MPC-3	
	Photocopy service, with incidental printing	C-2, C-3, C-4, MDC-2, MDC-3, MDC-4, NB, GO, RC, RBP, BCC-1, BCC-2, BCC-3, BCCM, MPC-2, MPC-3	
	Print shop except newspaper printing	C-3, C-4, NB, RC, RBP, BCC-3, BCCM, MPC-2, MPC-3	
	Sign painting shop – in c.e.b.	C-3, C-4, RBP, BCC-3, BCCM	
REPAIR AND MAINTENANCE SERVICES – ON-SITE	Computer service center	C-2, C-3, C-4, MDC-2, MDC-3, MDC-4, NB, RC, RBP, BCC-2, BCC-3, MPC-2, MPC-3	Staff noted that other similar repair service uses already required a CUP if residentially adjacent (or outright) to operate in these zones. Staff believes that some of these uses could have potentially adverse land use impacts if residentially adjacent, such as increased traffic or noise. Therefore, staff proposes to allow these uses by-right in these zones, unless residentially adjacent (in which case they would require a CUP).
	Electric or electronic equipment or appliances repair – incidental sales		
	Fix-it shop	C-3, C-4, MDC-3, MDC-4, NB, RC, RBP, BCC-3, MPC-2, MPC-3	
	Shoe repair shop	C-2, C-3, C-4, MDC-2, MDC-3, MDC-4, NB, RC, BCC-2, BCC-3, MPC-2, MPC-3	
	Welding service, in c.e.b.	C-4	

REPAIR AND MAINTENANCE SERVICES – OFF-SITE	Appliance repair – incidental sales	C-2, C-3, C-4, MDC-2, MDC-3, MDC-4, NB, RBP, BCC-3, BCCM, MPC-2, MPC-3	Staff noted that a variety of similar off-site repair service uses required a CUP if residentially adjacent, but some did not. Others required a CUP regardless of their proximity to residential property. To make the Zoning Use List more consistent, staff proposes to permit these uses by-right, and require a CUP only if they are residentially adjacent.
	HVAC equipment sales or service	C-3, C-4, RBP, BCC-3, BCCM	
	Plumbing service	C-3, C-4, MDC-3, MDC-4, NB, RBP, BCC-3, BCCM, MPC-2, MPC-3	
STUDIO – MOTION PICTURE	Motion picture studio – no outdoor sets	C-3, C-4, MDC-3, MDC-4	In the process of consolidation, staff determined that a motion picture studio (whether with outdoor sets or not) could potentially have significant land use impacts if residentially adjacent. Therefore staff is proposing to allow motion picture studios by-right in these zones, but would require a CUP if residentially adjacent, in order to help mitigate any adverse land use impacts.
VEHICLE SERVICE & REPAIR	Automobile detailing – in c.e.b.	C-3	In the process of consolidation, staff noted that a variety of similar auto service and repair uses were already permitted by-right in this zone, only requiring a CUP if residentially adjacent. Staff is proposing to allow this use with the same requirements in order to make the Zoning Use List more consistent.
VEHICLE DEALER – NEW AND USED	Boat dealer	C-3, C-4, M-1, M-2, BCCM	Staff observed that other similar vehicle sales uses required a CUP if they were residentially adjacent. In order to improve consistency within the Zoning Use List, staff is proposing that this use should also require a CUP if residentially adjacent, to help mitigate any potential land use impacts.

CURRENTLY: Permitted By-Right
PROPOSED: CUP Required

New Use	Uses to be combined into new use	Zones Affected	Staff Comments
RESIDENTIAL ONLY – PURSUANT TO SECTION 10-1-2528	(Existing use, not changing)	BCC-3	Section 10-1-2528 of the Zoning Code specifies that this use requires a CUP in the BCC-3 zone. Therefore, staff is only proposing this change to make the Zoning Use List consistent with the Zoning Code.
AMUSEMENT/RECREATION – COMMERCIAL	Amusement enterprise – in c.e.b.	C-3, C-4, MPC-2, MPC-3	In the process of consolidating amusement and recreational uses, staff determined that while these uses are not commonly applied for, they could generate land use impacts in these zones. Therefore staff recommends requiring a CUP to allow for conditions to be placed on these types of projects in these zones.
	Bowling alley	M-1, M-2	
	Golf course - miniature	C-3, C-4	
	Handball courts	M-1, M-2, RC	
	Racquetball courts		
	Skating rink – ice or roller – in c.e.b.	C-3, C-4	
	Swimming pool – commercial	C-3, C-4, BCC-3	
PLACES OF ASSEMBLY	Church	MPC-1	Churches are proposed to require a CUP if residentially adjacent in each zone, due to the potential for additional traffic impacts. Since all of the Magnolia Park zones are residentially adjacent, staff felt it was appropriate to require a CUP in this case.

ANIMAL SERVICES	Animal grooming	MPC-2, MPC-3	In the process of consolidating uses, staff noted that other animal service uses either required a CUP in these zones or were not permitted. Staff determined that this use could be allowed in these zones, but with a CUP since all MPC-2 and MPC-3 properties are residentially adjacent. A CUP will help ensure that any adverse impacts can be mitigated through conditions of approval.
HOSPITAL	Hospital (in existence before Jan. 1, 1991)	MDM-1	In the process of consolidating medical uses in this zone, staff determined that a CUP should be required for this use since any new hospital would already require a CUP. Expansion of an existing hospital should be consistent with other businesses that may be grandfathered but would require a CUP if they wanted to expand.
PROFESSIONAL SUPPORT SERVICES	Photocopy service, with incidental printing	MPC-1	Staff believes that requiring a CUP in the MPC-1 zone for this use would make it consistent with other support service uses, such as a dental/medical laboratory.
REPAIR AND MAINTENANCE SERVICES – ON-SITE	Computer service center	MPC-1	Staff believes that repair services such as these could generate additional land use impacts in a zone such as MPC-1, which is entirely residentially adjacent. Therefore staff recommends requiring a CUP in this zone for repair-type uses.
	Electric or electronic equipment or appliances repair – incidental sales		
	Shoe repair shop		

REPAIR AND MAINTENANCE SERVICES – OFF-SITE	Appliance repair – incidental sales	BCC-2	Appliance repair shops are proposed to require a CUP in this zone, consistent with other types of repair shops such as a Heating/Cooling/Air Conditioning repair business.
STUDIO – MOTION PICTURE	Motion picture studio – no outdoor sets	BCC-3	Motion picture studios, regardless of whether or not they have outdoor sets, would be expected to generate significant impacts in the BCC-3 zone; therefore staff recommends allowing this use with a CUP in order to be able to place conditions of approval on any such project.

CURRENTLY: Permitted By-Right
PROPOSED: Not Permitted

New Use	Uses to be combined into new use	Zones Affected	Staff Comments
AMUSEMENT/RECREATION - COMMERCIAL	Tennis court	OS (unless in conjunction with a public park)	Tennis courts are typically not built as standalone projects, therefore staff believes that they should not be permitted in the Open Space zone unless in conjunction with a public park.
PLACES OF ASSEMBLY	Church	NB, GO	Staff noted that no other public assembly uses were permitted in the NB and GO zones (for example, Wedding Chapels and nonprofit clubs are not permitted), therefore staff believes this change would make the Zoning Use List more consistent.
	Club - nonprofit	RBP	Similarly, no other public assembly uses are permitted in the RBP zone; staff believes that this change results in a more consistent Zoning Use List.
REPAIR AND MAINTENANCE SERVICES – ON-SITE	Computer service center	BCC-1	In the process of consolidating repair type uses, staff noted that other repair services were either not permitted in BCC-1 or required a CUP. Staff determined that these uses did not fit the intent of BCC-1 and therefore proposes that they not be permitted there.

REPAIR AND MAINTENANCE SERVICES – OFF-SITE	Appliance repair – incidental sales	MPC-1	In the process of consolidating repair type uses, staff determined that this was an off-site repair use and that no other off-site repair uses were permitted in the MPC-1 zone. Staff believes that this change better reflects the intent of the Magnolia Park area.
	Plumbing service	GO, RC	After reviewing the Rancho Master Plan, staff felt that a plumbing service did not reflect the intent of the GO and RC zones.

CURRENTLY: Permitted By-Right, but:

AUP required if residentially adjacent
and less than 3.3 parking spaces per 1000 sq. ft.

OR

CUP required if any single room is greater than 1000 sq. ft.

PROPOSED: Permitted By-Right

New Use	Uses to be combined into new use	Zones Affected	Staff Comments
OFFICES – BUSINESS OR PROFESSIONAL	Studio – art and graphic Arts	C-2, C-3, C-4, MDC-2, MDC-3, MDC-4, NB, GO, RC, C-R, BCC-1, BCC-2, BCC-3, BCCM, MPC-1, MPC-2, MPC-3	Staff believes that an art, graphic arts, or design studio would function similarly to a professional office and have similar land use impacts. Thus, staff believes it is appropriate to consolidate this use with other office uses in these zones.

CURRENTLY: Permitted By-Right (CUP if residentially adjacent)

PROPOSED: Permitted By-Right

New Use	Uses to be combined into new use	Zones Affected	Staff Comments
RETAIL SALES - GENERAL	Newsstand	C-2, C-3, C-4, MDC-2, MDC-3, MDC-4, NB, GO, RC, RBP	Newsstands within completely enclosed buildings are permitted by-right in each of these zones. Staff believes that an open-air newsstand would not generate sufficiently adverse impacts to require a CUP if residentially adjacent in these zones.
WHOLESALE BUSINESS	Bakery – wholesale	M-1, M-2	Staff believes that wholesale bakeries and fish markets with warehousing components are consistent with the intent of the M-1 and M-2 zones.
	Fish market – wholesale		
PROFESSIONAL SUPPORT SERVICES	Bookbinding	M-2	Staff believes that these uses would not require a CUP if residentially adjacent, as the land use impacts they would generate are consistent with the intent of the zones and not expected to be significant enough to require conditions of approval.
	Parcel delivery service		
	Print shop		
REPAIR AND MAINTENANCE SERVICES – ON-SITE	Upholstery shop	BCCM	Staff believes that allowing this use by-right would be consistent with other repair-type uses that are also currently permitted by-right.

CURRENTLY: Permitted By-Right (CUP if residentially adjacent)

PROPOSED: CUP required

New Use	Uses to be combined into new use	Zones Affected	Staff Comments
AMUSEMENT/RECREATION – COMMERCIAL	Amusement enterprise	MDC-3, MDC-4	Amusement uses such as these typically have impacts in terms of vehicle and foot traffic. Staff believes requiring conditions of approval for these would allow for mitigation measures to be put into place, where appropriate.
	Archery range	M-2	
	Carnival or circus	M-1, M-2	
SPORTS ARENAS & FIELDS	Automobile maneuvering event – auto & cycle racing	M-1, M-2	This use is expected to be temporary in nature, but could have significant land use impacts. Staff recommends requiring a CUP for mitigation purposes.
RESEARCH AND DEVELOPMENT	Laboratory – film	C-3	Staff noted that other laboratories require a CUP in this zone, and believes that requiring a CUP for film laboratories is consistent with these uses and with the intent of the zone.
VEHICLE SERVICE & REPAIR	Automobile parts and accessories – in c.e.b. (incl. Audio/alarm systems installation)	BCC-2, BCC-3	Staff believes that the installation of auto parts and accessories is similar to other automotive repair uses, which require a CUP in these zones, and therefore this change is consistent with existing uses and the intent of the zone.

CURRENTLY: Permitted By-Right (CUP if residentially adjacent)

PROPOSED: Not Permitted

New Use	Uses to be combined into new use	Zones Affected	Staff Comments
PLACES OF ASSEMBLY	Theater, drive-in	M-2	As part of consolidating theater uses, this use would no longer be permitted in the M-2 zone. Although it could function in the M-2 zone, the use would still be permitted in other zones. Staff believes consolidating the use with other theater and public assembly uses helps to increase consistency throughout the zoning use list.
FREIGHT TERMINAL/YARD	Moving van & storage yard	C-4, BCCM	As part of consolidating industrial uses, staff determined that Moving van & storage yards were intended for large-scale moving operations and tractor-trailer trucks, rather than smaller moving operations like a U-Haul service. Therefore, staff opted to consolidate this use along with similar uses that allowed for trucking and freight yards.

CURRENTLY: Permitted with CUP
PROPOSED: Permitted By-Right

New Use	Uses to be combined into new use	Zones Affected	Staff Comments
AMUSEMENT/RECREATION - COMMERCIAL	Batting cages	C-R	Staff believes that all of these uses fit the intent of the C-R zone, and proposes that they be permitted by-right instead of with a CUP.
	Carnival or circus		
	Playlot, outdoor – in conjunction with eating establishment		
	Shooting gallery/range – c.e.b.		
	Tennis court		
RETAIL SALES - GENERAL	Awning shop	C-2, BCC-2, BCC-3, MPC-2, MPC-3	In the process of consolidating uses, staff determined that other retail uses were permitted by-right in these zones. Since these uses are also retail in nature, staff is proposing to allow these uses by-right as well to maintain consistency within the Zoning Use List.
	Burglar alarm sales or service (not incl. automobile alarm systems)	C-2, BCC-2, MPC-2, MPC-3	
	Department store	RC	
	Newsstand	MPC-1, MPC-2, MPC-3	
	Pet shop – including grooming	C-2, BCC-2, MPC-1	
	Wholesale business – incidental to retail sales	BCC-1, MPC-1	
SECONDHAND STORE	Thrift store	MPC-3	Staff noted that a secondhand store is currently permitted by-right in this zone, while a similar thrift store requires a CUP. Staff proposes to consolidate them and permit them by-right.
OFFICES - MEDICAL	Clinic – dental	BCC-1, MPC-1	Medical offices are currently permitted by-right in these zones. Since medical and dental clinics function similarly to medical offices, staff believes that allowing them by-right is consistent with the intent of these zones.
	Clinic – medical		

OFFICES – MEDICAL (CONT.)	Laboratory – X-ray, treatment, or clinic	MPC-2, MPC-3	Medical and dental clinics are currently permitted by-right in these zones. To maintain consistency with other uses, staff proposes to allow this use by-right in these zones.
PERSONAL SERVICES	Laundromat	MDC-2, MDC-3, MDC-4, MPC-2	Staff believes that allowing these uses by-right in these zones would make them more consistent with other personal service uses that are also allowed by-right, and that the uses are consistent with the intent of each of these zones.
	Shoe shine shop	MDC-2, MDC-3, MDC-4	

CURRENTLY: Permitted with CUP
PROPOSED: Permitted By-Right (CUP Required if Residentially Adjacent)

New Use	Uses to be combined into new use	Zones Affected	Staff Comments
AMUSEMENT/RECREATION - COMMERCIAL	Batting cages	BCCM	The BCCM zone is intended for mixed commercial/industrial uses. Staff believes that these commercial recreational uses would be appropriate for this zone and should only require a CUP if residentially adjacent.
	Bowling alley		
	Carnival or circus		
	Playlot, outdoor – in conjunction with eating establishment		
	Shooting gallery/range		
PLACES OF ASSEMBLY	Auction – in c.e.b.	BCC-1, BCC-2, BCC-3, MPC-2, MPC-3	Staff believes that these uses are consistent with the intent of each of these zones, and proposes to permit them by-right, only requiring a CUP if a use is residentially adjacent. The majority of parcels in these zones are residentially adjacent anyway, so these changes would have little overall impact, if any, and are mainly a side effect of consolidation.
	Auditorium, labor union meeting hall, lodge hall	MPC-2, MPC-3	
	Church	MDC-2	
	Dance hall – in c.e.b.	MDC-2, MDC-3, MDC-4, RC, BCC-1, BCC-2, BCC-3, BCCM, MPC-2, MPC-3	
	Theater – drive-in	C-4	
	Theater – not drive-in	MDC-2, MPC-2, MPC-3	
	Theater, outdoor	MDC-2, MDC-3, MDC-4, C-R, BCC-1, BCC-2, BCC-3, BCCM	
	Wedding Chapel	BCC-1, MPC-2, MPC-3	
BUILDING MATERIAL SALES	Home Center	M-1, M-2	The M-1 and M-2 zones are intended for industrial uses. Staff believes that a Home Center use would fit with the intent of the zone and should be permitted by-right, only requiring a CUP if residentially adjacent.
ANIMAL HOSPITAL	Animal grooming	C-2	Staff believes that these uses fit the intent of each of these zones, and should be permitted by-right, only requiring a CUP if residentially adjacent.
	Animal hospital	C-3, C-4, RBP, BCCM	
	Animal hospital – overnight care, no boarding	NB, BCC-3	

LAUNDRY/DRY CLEANING SERVICES	Dry cleaners	C-2, MPC-3	Staff believes that laundry and dry cleaning businesses would be suitable in these zones and proposes to permit them by-right, only requiring a CUP if residentially adjacent.
	Dry cleaning plant	C-3, C-4, MDC-3, MDC-4, BCC-3, BCCM	
	Laundry	C-3, C-4, MDC-3, MDC-4, BCC-3, BCCM, MPC-3	
PROFESSIONAL SUPPORT SERVICES	Bookbinding	C-2, MDC-2, MDC-3, MDC-4, BCC-2, MPC-2, MPC-3	Staff believes that these uses would not be expected to generate land use impacts significant enough to require a CUP in these zones, and proposes to allow them by-right, only requiring a CUP if residentially adjacent.
	Blueprinting	C-2, MDC-2, BCC-2, MPC-2, MPC-3	
	Engraver		
	Janitorial service		
	Parcel delivery service	C-2, MDC-2, MDC-3, MDC-4, BCC-2, MPC-2, MPC-3	
	Print shop except newspaper printing	C-2, MDC-2, MDC-3, MDC-4, BCC-2	
	Sign painting shop – in c.e.b.	C-2, MDC-2, MDC-3, MDC-4, BCC-2, MPC-2, MPC-3	
REPAIR AND MAINTENANCE SERVICES – ON-SITE	Fix-it shop	C-2, MDC-2, BCC-2	Staff noted that other repair-type services were permitted by-right in these zones, and believes that this use fits within the intent of each zone.
	Upholstery shop	C-2, BCC-2, MPC-2, MPC-3	
	Welding service – in c.e.b.	C-3, RBP	
REPAIR AND MAINTENANCE SERVICES – OFF-SITE	Automobile towing	C-2, MPC-3	Staff noted that many of these uses (or similar ones) are already permitted by-right or with a CUP in most of these zones, and believes that they would only generate significant impacts if residentially adjacent. Thus, staff recommends allowing them by-right in these zones, only requiring a CUP if residentially adjacent.
	HVAC equipment sales or service	C-2	
	Pest Control	C-3, C-4, BCCM, MPC-3	
	Plumbing service	C-2, MDC-2	
	Refrigeration installation & service – incidental sales	C-2, MPC-3	

RESEARCH & DEVELOPMENT	Laboratory – Experimental or research	MDC-4	Staff noted that other laboratory uses were permitted by right (with CUP if residentially adjacent) in this zone, and believes that this change would make the Zoning Use List more internally consistent.
VEHICLE SERVICE & REPAIR	Automobile detailing	C-3	Staff determined that the majority of auto repair uses were allowed by-right (with a CUP if residentially adjacent) and believes that this change makes the Zoning Use List more consistent.
VEHICLE DEALER – NEW AND USED	Mobile home dealer – new and used	C-3, C-4	Staff noted that a number of vehicle sales uses were permitted by right-in this zone (with a CUP if residentially adjacent) and believes that these uses are consistent with the intent of each zone. Therefore staff recommends allowing them by-right, with a CUP if residentially adjacent.
	Moped or motor scooter dealer – including service, repair & testing in c.e.b.		
	Recreational vehicle dealer sales – new and used		
	Truck dealer - new	C-3	
	Truck dealer - used	C-4, BCCM	
VEHICLE RENTAL	Truck rental – except tractor and trailer	C-3, C-4, BCCM	Similar to the above finding, staff believes that a truck rental use would be similar to auto rentals, which are already permitted by-right (with a CUP if residentially adjacent) in these zones.

CURRENTLY: Permitted with CUP
PROPOSED: Not Permitted

New Use	Uses to be combined into new use	Zones Affected	Staff Comments
AMUSEMENT/RECREATION - COMMERCIAL	Handball courts	OS	Staff believes that these uses are typically not built as independent structures, so they are proposed to only be permitted in conjunction with a public park.
	Racquetball courts		
PLACES OF ASSEMBLY	Theater, drive-in	M-1	Through the process of consolidating uses, staff determined that no other public assembly use was permitted in the M-1 zone. Staff therefore believes that this change is consistent with other similar uses.
	Theater, outdoor	OS	Similarly, no other public assembly use was found to be permitted in the OS zone, therefore staff feels that this change is also more consistent with other similar uses.
SPORTS ARENAS & FIELDS	Boxing arena – in c.e.b.	C-3, BCC-3	Staff noted that no other sports arena was permitted in the C-3 and BCC-3 zones, therefore staff believes that this change makes the Zoning Use List more consistent.
REPAIR AND MAINTENANCE SERVICES – ON-SITE	Electric or electronic equipment or appliances repair – Incidental sales	BCC-1	Through the process of consolidating uses, staff noted that other repair shops were not permitted in the BCC-1 zone. Staff believes this change is consistent with other similar uses.

REPAIR AND MAINTENANCE SERVICES – ON-SITE (CONT.)	Shoe repair shop	C-R, BCC-1	Similar to the above finding, staff noted that repair shops typically are not allowed in the C-R zone. Therefore staff believes these changes make the Zoning Use List more consistent.
VEHICLE DEALER – NEW AND USED	Automobile dealer – new and used	BCC-2	Staff determined that most vehicle sales businesses were not allowed in the BCC-2 zone; therefore staff believes this change is consistent with other uses and the intent of the zone.
	Boat dealer		
VEHICLE RENTAL	Automobile rental	MDC-2, MPC-2, MPC-3	Through the process of consolidating uses, staff determined that auto rentals were not consistent with these zones and proposes these changes to make the Zoning Use List more consistent.

CURRENTLY: Permitted with CUP (Prohibited if Residentially Adjacent)

PROPOSED: Permitted By-Right, but:

**AUP required if residentially adjacent
and less than 3.3 parking spaces per 1000 sq. ft.**

OR

CUP required if any single room is greater than 1000 sq. ft.

New Use	Uses to be combined into new use	Zones Affected	Staff Comments
STUDIO – BROADCASTING, RECORDING, OR REHEARSAL	Studio – rehearsal – no recording equipment	C-2, C-3, C-4, M-1, M-2, MDC-2, MDC-3, MDC-4, BCCM	<p>Staff noted that while rehearsal studios required a CUP (and were prohibited if residentially adjacent), broadcasting and recording studios were already permitted in these zones by right (unless residentially adjacent, had less than 3.3 spaces per 1000 sq. ft., or had rooms greater than 1000 sq.ft.).</p> <p>Staff believes that rehearsal studios are similar to recording studios from a land use perspective, and felt that this change would make the Zoning Use List more consistent overall.</p>

CURRENTLY: Permitted with CUP (Prohibited if Residentially Adjacent)
PROPOSED: Permitted By-Right (CUP Required if Residentially Adjacent)

New Use	Uses to be combined into new use	Zones Affected	Staff Comments
STUDIO – MOTION PICTURE	Sound stage	C-3, C-4, MDC-3, MDC-4	Staff believes that sound stages are an integral part of motion picture studios and noted that motion picture studios (with no outdoor sets) were permitted by-right in all four of these zones. Therefore, staff proposes to allow this use by-right as well, with a CUP if residentially adjacent.
VEHICLE SERVICE & REPAIR	Automobile body or fender repair – in c.e.b.	C-3, C-4, BCCM	Staff noted that other auto repair uses in these zones were allowed with a CUP if residentially adjacent, but this one was prohibited. Therefore, staff felt the Zoning Use List would be more consistent if this use were allowed to operate with a CUP in these zones as well.

CURRENTLY: Permitted with CUP (Prohibited if Residentially Adjacent)

PROPOSED: Permitted with CUP

New Use	Uses to be combined into new use	Zones Affected	Staff Comments
STUDIO – MOTION PICTURE	Sound stage	C-2, M-1, M-2, MDC-2, BCCM	Staff believes that a sound stage is an integral part of a motion picture studio and typically only built in conjunction with a motion picture studio. Since motion picture studios are proposed to either require a CUP if residentially adjacent or require one outright, staff believes that allowing a sound stage with a CUP would be consistent with uses in these zones.